



## LAURELHURST COMMUNITY CENTER EXPANSION PROJECT

**PAT Meeting**

**Wednesday, October 13, 2004, 6:30 – 8:00 PM**

**Laurelhurst Community Center**

**4554 NE 41<sup>st</sup> Street**

### NOTES

**Present:** PAT - Christine Barret, Nate Benjamin, Antonio Diaz, Joseph Herrin, Al Hovland, Kent Mettler, David Yim, Staff – Erin Devoto, Maureen O'Neill, David Goldberg, Dan Johnson

Consultants - Katherine Hart, Coral DeWilliam, Guests - Jeannie Hale, Jennifer Biely

**6:30 ..... Introductions**

**6:35 ..... Comments from Non-PAT Members**

- Proposal to have comment period at the end of the meeting.

**6:45 ..... Program Overview**

Erin Devoto, Director of Park and Recreation Planning and development Division

- Erin thanked the committee and reviewed the Pro Parks Levy program.

**6:55 ..... Summary of Van Tour**

- David Summarized the van tour and distributed a brief summary.
- Kent M. Distributed pictures from the tour as well as a summary of his observations.
- Comments included the importance of storage and how the presence or lack can make or break a building. Review materials for long-term maintenance and durability is also important.

**7:15 ..... Structural Assessment and Implications for Expansion**

Coral DeWilliam, VIA – Suzuki

- Coral summarized the initial findings stating that the building is in very good condition for it's age and construction. There are many elements, however, that do not meet current code such as bathrooms, energy efficiency and seismic reinforcing. These will have to be improved if the building is substantially altered or connected to during construction.

**7:30 ..... Draft Questionnaire**

David and VIA – Suzuki reviewed the draft questionnaire with PAT members. The LCC will assist with distribution. It will also be available at the center and at the workshop.

- Need to focus on trade-offs.
- Is it reasonable to give an option for not touching the existing building, given the PAT's general support for integrating and upgrading?
- Combine Kitchen and Multi-purpose room
- Consider focusing on activities rather than design.
- Consider giving a limited number of points to prioritize.

**7:45 ..... Public Meeting Agenda**

Coral discussed the upcoming meeting on October 25<sup>th</sup>. The focus will be providing background, seeking preferences on separate v. joined buildings, location of addition, and priorities for the types of spaces to be added.

### Comments

- Need to consider/plan for how the center will use the space available at the gym.
- All the money should go for improving the existing community center.
- Make sure that the consultant reviews the Laurelhurst Playfield Long-Range Landscape Plan.

## Next Steps

- Artist Selection
- Landmarks Review
- The water system capacity and pressure will be tested.
- A non destructive hazardous materials survey will be conducted in and around the building.

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## Laurelhurst PAT Van Tour '04

The following summarizes some of the highlights from the van tour.

Center	Summary
Ravenna – Eckstein 6535 Ravenna Ave. NE <a href="http://www.cityofseattle.net/parks/Centers/ravennaecksteincc.htm">http://www.cityofseattle.net/parks/Centers/ravennaecksteincc.htm</a>	This community center was built with a Seattle Housing Authority project. It includes a gym, multi-purpose room, kitchen, offices, bathrooms, and childcare space. <ul style="list-style-type: none"> <li>- Half of the multi-purpose room is currently for teen programming due to the Pro Parks funds for this program. Consequently the multi-purpose does not function well.</li> <li>- The kitchen is used primarily by the teen program and no longer serves the multi-purpose room for major programs and meetings.</li> <li>- The office orientation is too small but offers good surveillance.</li> <li>- Highly used gym from the minute the community center opened there was a team practicing on one side and a kid and his father on the other side.</li> </ul>
Meadowbrook 10517 35th Ave. NE <a href="http://www.cityofseattle.net/parks/Centers/meadowbrookcc.htm">http://www.cityofseattle.net/parks/Centers/meadowbrookcc.htm</a>	Meadowbrook is one of the full-service community centers built during the last bond issue. <ul style="list-style-type: none"> <li>- Two "arms" to the building: one active recreation and one more quiet programs, with multi-purpose room in center.</li> <li>- Can control most of center from the reception desk, including visibility into the gym.</li> <li>- Great access to the outside from the multi-purpose room.</li> <li>- The kitchen and multi-purpose room are well-designed.</li> <li>- The gym also includes a divider that allows for programming half at a time.</li> <li>- The Family service center no longer operates and the rooms are used for programs.</li> <li>- Art is well integrated.</li> <li>- Great, uniform signs for each room.</li> </ul>
Bitter Lake 13035 Linden Ave N <a href="http://www.cityofseattle.net/parks/Centers/BitterLake.htm">http://www.cityofseattle.net/parks/Centers/BitterLake.htm</a>	Bitter Lake CC is a full-service center that has a good layout for supervision and offices. <ul style="list-style-type: none"> <li>- The gym is sizable. The kitchen works fairly well.</li> <li>- The family service center is also no longer in operation and the rooms are used for other programs.</li> <li>- Art is well integrated into the design.</li> </ul>
Miller 330 19th Ave. E. <a href="http://www.cityofseattle.net/parks/Centers/miller.htm">http://www.cityofseattle.net/parks/Centers/miller.htm</a>	Miller is a two story facility. It lacks sufficient activity/meeting rooms. <ul style="list-style-type: none"> <li>- Staff offices are good.</li> <li>- Storage is nearly adequate.</li> <li>- The kitchen and multi-purpose room do not function as well as other spaces.</li> <li>- The teen room is very small.</li> <li>- The computer room is rarely used due to maintenance and staffing.</li> </ul>
Tukwila 12424 42nd Ave. So. <a href="http://www.ci.tukwila.wa">http://www.ci.tukwila.wa</a>	Tukwila community center is huge! <ul style="list-style-type: none"> <li>- The active uses and quiet uses are in separate wings</li> <li>- The multi-purpose room can be divided into smaller</li> </ul>

<a href="http://www.ci.renton.wa.us/recreation/rectcc.htm">us/recreation/rectcc.htm</a>	<p>rooms. It also has vaulted ceiling with a clear divider that allows sunlight.</p> <ul style="list-style-type: none"> <li>- Banquet room used very effectively and regularly.</li> <li>- Large kitchen can service two events at the same time - two "multi-purpose" rooms.</li> <li>- Set-up of activity rooms similar to those in newer Seattle community centers.</li> </ul>
<p>Renton  <a href="http://www.ci.renton.wa.us/commserve/rec/rcc.htm">http://www.ci.renton.wa.us/commserve/rec/rcc.htm</a></p>	<p>Renton Community Center is a city-wide facility.</p> <ul style="list-style-type: none"> <li>- The multi-purpose room can be divided. Garage doors open up onto a patio, and mirrors fold into walls for dance room as well as banquet/event room.</li> <li>- Good access to kitchen for trash and delivery.</li> <li>- Have changed use of some rooms at least 3 times since facility was open.</li> <li>- The gym floor can be covered by a carpet to allow for exhibits and other uses.</li> </ul>

### Overall points

- There is a lack of storage space in all community centers.
- The location of front desk is important
- Programs change frequently
- Use-specific rooms often get changed within 10 years. (e.g. family service center, computer rooms, library, and racket ball)
- Hall walls must be durable
- Views from the multi-purpose rooms, and access to outdoor space is good.
- Direct, drive-up access to the kitchen is helpful.

## **Community Center Van Tour - Oct. 2, 2004**

Submitted by Kent Mettler

The following are my recollections of things I observed as well as things told to us and things the group seemed to take note of.

### **General Observations:**

#### **Need for Flexibility in Space:**

Community Centers are continuing to evolve. Centers need to change as the constituency changes, the marketplace changes, availability of specialized staff and instructions change. The Community Center is in competition with other options the clientele has, thus the programs must be attractive to the customers. Perhaps as much as 20% of the programs should change each year to discover and meet new needs and test new opportunities.

The main activity rooms need to be flexible to handle various size groups and larger gatherings as well as be divided for smaller meetings and classes. These rooms are prime rental space as well as used for community center activities. Hardwood floors seem to be the most popular for Seattle and the Park Dept. has purchased special equipment to maintain them.

#### **Other Issues:**

All centers had need to display brochures and pamphlets and have info on bulletin boards.

Two or more vending machines were typical, usually tucked into a convenient but recessed niche.

Most facilities needed more and better storage. Though storage need will tend to expand if more is available. Finding appropriate storage should not be an afterthought.

Maintainability and security are big issues. Material selection important. Visibility of all spaces to the central desk is paramount. Larger glass in interior doors and interior windows allow more visibility. Natural light to lessen lighting costs is becoming a more planned-in feature.

### **Ravenna Eckstein**

Good use of opportunities to Decorate and Display. Glass case and pin up boards prominent at entry. Good places for posters and artwork to be displayed. Lobby used for games (foosball/table tennis,etc.), but little seating area.

### **Meadowbrook**

Dramatic Entrance, good desk, nice lounge/seating area. Good use of décor and artwork. Nice winding stair around elevator.

Best Kitchen with high ceiling and windows, good for classes as well a servicing the activities room.

Very nice activities room with great windows and an outside patio. Good handling of room divider to split room.

### **Bitter Lake**

Good use of materials on entry fascia, textured leaf design. Tiles made by children on sign and benches give a good feeling. The Tile columns inside the door made by children working with an artist are very special.

Very large central spine with lounge and connection to various spaces. Pleasing architecture and lighting.

Teen room looks well used, it looks customized by teens yet well maintained.

## **Miller**

Fun exterior decoration/art/arbor/fountain on building and nearby. Very nice neighborhood feel.

Small but appropriate lounge, large back office spaces.

Good outlook to teen room and gym, maybe too close to teen room. Contrast this more sterile teen room with Bitter Lake's.

Large dramatic stairway to lower level, but seems too daunting in that is continuous in one line with only small landing.

Nice lower entry lobby with display case, brochure racks and bulletin board. Activities room has big windows and some good table/chair storage but not enough, some tables still stored in room. Free standing coat racks instead of a niche. Large lower level storage and good janitor storage/office. Pleasant décor, warm colors. Nice use of exterior bricks. Use of a type of particle board to protect some walls and lower halves of wall, seemed to work well. Having the facility on two levels seems like more of a challenge to keeping control, but very smart use of window from upper level to monitor gym.

## **Tukwila**

Good idea to have Welcome Sign with map of bldg. and "Today's Activities" right as you enter. The sign and graphics could be better and could be integrated into design instead of freestanding afterthought. Could have a weekly or monthly schedule of activities. Had a pleasant fireplace sitting area down the hall near meeting room.

Great 3 section activities room with access to outside patios. Stout portable stage.

Nice use of beams and clear story windows to make place for divider panels to run, yet have nice tall sloping ceilings. Large dramatic lobby with large lounge. Use of video monitoring to control building (multi-split screen TV)

## **Renton**

Dramatic architecture in central wide hall which is main traffic corridor and lounge. Large desk area defined by awning. Triple bay activities room similar to Tukwila with higher ceilings. Also used glass garage doors to open up to exterior patio, very well done. Good coat hanger niches in activity rooms near the entry doors. Had mirror wall one end that close off to conceal mirrors. Excellent dance studio with new laminate floor, mirror wall and speaker system. They use video monitoring with a tape they can go back and review, and it has been useful. They use a carpet system to protect gym floors for non-athletic events.